

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

PLANNING COMMITTEE

Minutes from the Meeting of the Planning Committee held on Monday, 3rd February, 2025 at 9.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor Lintern (Chair)
Councillors T Barclay, R Blunt, A Bubb, M de Whalley, T de Winton, S Lintern, C Rose, A Ryves, Mrs V Spikings, M Storey, D Tyler and A Ware (sub)

PC91: **APPOINTMENT OF VICE-CHAIR**

RESOLVED: That Councillor Mrs V Spikings be appointed as Vice-Chair for the meeting.

PC92: **APOLOGIES**

Apologies for absence had been received from Councillors Anota, Everett (Councillor Ware substitute) and Parish (Councillor Ryves substitute) and Devulapalli.

The Chair thanked Councillors Ware and Ryves for being a substitute at the meeting.

PC93: **MINUTES**

The minutes of the meeting held on 6 January 2025 were agreed as a correct record and signed by the Chair.

PC94: **DECLARATIONS OF INTEREST**

Councillor Bubb declared an interest in item 9/2(a) Dersingham, as he was the applicant, and would leave the meeting during consideration of the item.

PC95: **URGENT BUSINESS UNDER STANDING ORDER 7**

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The Planning Control Manager updated the Committee in relation to the Section 106 Agreements pertaining to application ref: 13/01615/OM. She advised that significant work had been carried out by officers with the aim still to get all three agreements signed by 6th February 2025, but she was asking for an additional 2 weeks after the

6th February, which would be 20th February in case that could not be agreed.

Councillor de Winton suggested that rather than an additional two weeks, officers should be given an additional four weeks to finalise the agreements and issue the decision notice.

The Housing Services Manager advised that the additional two weeks should be sufficient time, as it was important to align with some of the other funding agreements that were running alongside it.

Councillor Mrs Spikings proposed that an additional one month be given to ensure the agreements were signed and the decision notice issue. This was seconded by Councillor de Winton.

Councillor Ryes added that he agreed with the additional two weeks suggested by officers, as this would help to keep all parties on track.

The Planning Control Manager added that the programme needed to be kept on-track which was why two weeks had been requested.

Councillor Ryves proposed that an additional two weeks, as suggested by officers, be given to finalise the agreements.

The Committee then voted on the proposal to allow four weeks for the agreements to be completed and the decision issued and, after having been put to the vote, was carried.

RESOLVED: That authority be granted to continue to negotiate and complete the Section 106 Agreements and issue the decision notice for a further four weeks from 6th February until 6th March 2025.

PC96: **MEMBERS ATTENDING UNDER STANDING ORDER 34**

A statement was read out from Councillor Kirk in relation to 9/1(a) – West Walton.

PC97: **CHAIR'S CORRESPONDENCE**

The Chair reported that any correspondence received had been read and passed to the appropriate officer.

PC98: **RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS**

A copy of the late correspondence received after the publication of the agenda, which had been previously circulated, was received. A copy of the agenda would be held for public inspection with a list of background papers.

PC99: DECISION ON APPLICATIONS

The Committee considered schedules of applications for planning permission submitted by the Assistant Director for Planning and Environment (copies of the schedules were published with the agenda). Any changes to the schedules will be recorded in the minutes.

RESOLVED: That the application be determined, as set out at (i) – (iii) below, where appropriate, to the conditions and reasons or grounds of refusal, set out in the schedules signed by the Chair.

- (i) **24/01561/F**
West Walton: Land SW of The Bungalow, Common Road South, Walton Highway: Retrospective change of use of previously developed land to enable standing of a residential static caravan and storage and storage of one touring caravan and ancillary works: F Brazil

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The case officer advised that the application had been deferred from the January Planning Committee meeting following receipt of late correspondence which raised concern over the allocation of the site and the impacts on local residents and landscape, including the surrounding land being used for fly-tipping. Those issues had been addressed within the updated report.

The application sought full planning permission (retrospective) for the siting of a static caravan and storage of one touring caravan, for occupation by Gypsy and Travellers, on land southwest of The Bungalow, Common Road South, Walton Highway.

The application site was outside of the Development Boundary for Walton Highway and therefore within the wider countryside for the purposes of planning policy. However, the site was allocated as a proposed G&T site (GT 15) in the main modifications of the Local Plan review.

The site was within Flood Zone 3 within the Borough Council's SFRA (2018).

The application had been referred to the Planning Committee for determination as it had been deferred from the January Planning Committee meeting.

The Committee noted the key issues for consideration when determining the application as set out in the report.

In accordance with the adopted public speaking protocol, S Carruthers (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer read out a statement from Councillor Kirk, who could not be present at the meeting.

In response to a question from Councillor Ryves, the Assistant Director advised that the site had been allocated within the new Local Plan, but the Inspectors Report had not yet been received.

Luke Brown, Senior Policy Planner explained the status of the Local Plan at the current time and the weight that could be attached to it.

Councillor de Whalley raised the issue of flood risk and asked to what extent had the sequential test looked at other sites within the area.

Councillor Ryves proposed that determination of the application be deferred until the Inspectors Report into the Local Plan had been received. This was seconded by Councillor de Whalley.

The Democratic Services Officer then carried out a roll call on the proposal to defer the application until the Inspectors report into the Local Plan had been received and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be deferred until receipt of the Inspectors Report.

(ii) 24/02090/F
Dersingham: Talltrees, 7 Centre Vale: Householder
application: front extension: Mr & Mrs Bubb

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Councillor Bubb left the meeting during consideration of the item.

The case officer introduced the report and explained that the application related to a single storey bungalow situated within the development boundary of Dersingham, which was defined as a 'Key Rural Service Centre' by Policy CS02 of the Core Strategy (2011).

The application sought full permission for a front extension to extend two existing rooms (a study and a bedroom).

The site was located within Flood Zone 1.

The application had been referred to the Committee for determination as the applicant was a Borough Councillor.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved as recommended.

**(iii) 24/01714/F
Ringstead: Poachers Gap, 21 Peddars Way South:
Variation of condition number 2 attached to planning
permission 22/00674/F: First floor extension, rear extension
and alterations to dwelling: Smedley**

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The case officer introduced the report and explained that planning permission was granted under application 22/00674/F for a first-floor extension, rear extension and alterations to a dwelling including a porch extension to the site (north).

The current application sought to vary Condition 2 of ref: 22/0674/F, relating to the approved plans, to enable the construction of a cart shed in place of the permitted porch and to include a flue that was omitted from the previous approval.

The application had been referred to the Committee for determination at the request of Councillor de Winton.

The Committee noted the key issues for consideration when determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Mrs G Smedley (supporting) addressed the Committee in relation to the application.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved as recommended.

PC100: **PLANNING ENFORCEMENT SERVICE - QUARTERLY PERFORMANCE REPORT 1ST JULY 2024 TO 31ST DECEMBER 2024)**

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The Planning Enforcement Team Leader explained that the report provided Members with an update on service performance for planning

enforcement during the 3rd and 4th quarters of 2024 (1st July 2024 – 31st December 2024).

The report detailed that the total number of live cases pending was 261 and 338 cases had been closed during the 3rd and 4th quarters of 2024. The reasons for closure had been outlined in the report. Also, during that period, 10 Notices had been served.

The report also outlined the new staffing structure within the enforcement team, which would come into effect from 1 April 2025.

PC101: **DELEGATED REPORT**

The Committee received the delegated report.

RESOLVED: That the report be noted.

PC102: **QUALITY OF DECISIONS**

The Committee received the report relating to the quality of decisions.

RESOLVED: That the report be noted.

The meeting closed at 10.26 am